

For Sale

Annecy Lodge, Shielbaggan, Co. Wexford



Annecy Lodge is an impressive four bedroom Georgian style bungalow extending to c.2,850 sq. ft. located just outside the village of Ramsgrange in Co. Wexford, a short distance to the Hook Peninsula and Tintern Abbey. c.5km from Ballyhack and Passage East Car Ferry, (Waterford c.17km Via Ferry) and c.21km from New Ross. Constructed in 2006 the property has been designed with the utmost care to capture as many Georgian features as possible, with some modern aspects including kitchen and bathrooms. The property has been completed to the highest standards with little expense spared in quality of material, finishes and detail. The property is approached by a walled entrance with traditional iron electric gates and video intercom, leading on to a meandering driveway with pebble finish and flanked by metal estate railings, which provides for two large paddocks either side of the driveway. The property is set on a c.1.5 acre site with professionally landscaped gardens, and a walled garden to the side with an abundance of plants, shrubbery and hedging. The side and rear of the property has been finished with an extensive area of flag stone paving, with detached garage and cobblelock surfaces to the rear. The property has many features including granite window sills, sash windows, 10ft internal ceiling height, detailed cornicing throughout, solid mahogany internal doors with detailed joinery and high level skirtings, Scavolini Italian walnut and matt kitchen, and marble flooring throughout the hallways. The property is beautifully decorated internally, with handmade curtains, traditional marble fireplaces, and excellent quality carpets, flooring and tiling throughout. The property also has thermostatically controlled underfloor heating with an oil fired heating system, and is fully alarmed throughout. Viewing this truly amazing property comes highly recommended. For viewing and further details please contact Sole Agents DNG Thomas Reid Auctioneers on 051 852233.

BER: No. 108887399

Asking Price €495,000

PSRA Registration No. 002015

Accommodation

Entrance Hall Marble flooring. Detailed coving to ceiling	2.93 x 8.37
Sitting Room Carpet flooring. Marble fireplace. Detailed coving to ceiling. Handmade curtains to windows.	5.37 x 4.85
Dining Room Carpet flooring. Marble fireplace. Detailed coving to ceiling. Handmade curtains to windows.	5.19 x 4.20
Living Room Honed marble flooring. Stone fireplace. Coving to ceiling	4.19 x 3.56
Sun Room Honed marble flooring. Patio doors to rear garden. Blinds to windows	4.39 x 3.55
Kitchen Polished porcelain tiled flooring. Walnut/Cream Scavolini fitted kitchen with Integrated Neff appliances and quartz work surfaces.	5.17 x 3.32
Utility Room Polished porcelain tiled flooring. Fitted units.	
WC Polished porcelain tiled floor. WC. Whb.	
Office Polished porcelain tiled floor.	
WC Polished porcelain tiled floor. WC. Whb. Panelled walls	
Bedroom 1 Carpet flooring. Walk in wardrobe. Coving to ceiling. Curtains and blinds to windows	6.17 x 3.63
En Suite Tiled flooring. WC. Whb. Shower. Tiled floor and walls to ceiling.	
Main Bathroom Polished porcelain tiled flooring. WC. Whb. Bath. Tiled walls to ceiling.	2.41 x 3.51
Bedroom 2 Carpet flooring. Coving to ceiling. Curtains and blind to window.	3.57 x 3.47
En Suite Polished porcelain tiled flooring and walls tiled to ceiling. WC. Whb. Shower.	
Bedroom 3 Carpet flooring. Coving to ceiling. Curtains and blind to window. Walk in wardrobe	3.32 x 3.52
En Suite Polished porcelain tiled flooring. WC. Whb. Shower. Wall tiles from floor to ceiling.	
Bedroom 4 Carpet flooring. Curtain and blinds to window	3.57 x 3.52

Garden Beautifully landscaped gardens surround the property
Electric gated entrance with Video Intercom
Metal estate railed driveway
Walled gardens with mature trees, hedging and shrubbery.
Extensive Kilkenny limestone flag paved patio areas
Deck area

Services Septic tank

Features 10ft Ceilings with Detailed Coving throughout
Detailed Skirting Boards and Architraves
Solid Mahogany Internal Doors
Marble Bespoke Fireplaces in each Reception Room.
Scavolini Walnut Fitted Kitchen
Marble Flooring and High Specification tiling throughout
uPVC Sash Windows
Granite Steps at Front Door
Granite Quoins
Phonewatch Alarm System

Heating: Oil Fired Under Floor Heating
BER: Rating C2
BER No. 108887399
EPI: 176.4 kWh/m2/yr

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233
DNG Thomas Reid Auctioneers PSRA License No. 002015**









